

June 15, 2004 CPC
September 21, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0182

Lucas Properties, LLC

Dale Magisterial District
Gates Elementary, Salem Middle and
Matoaca High School Attendance Zones
South line of Nash Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-40).

PROPOSED LAND USE:

A single family residential subdivision is planned with a minimum lot size of 40,000 square feet. A maximum of 210 dwelling units would be developed on the property yielding a density of approximately 0.48 dwelling units per acre. (Proffered Condition 5)

RECOMMENDATION

Staff recommends a deferral to the Commission's December 13, 2004, public hearing. The applicant has indicated that amendments to the request will be made to address planning and transportation issues as well as concerns of the Dale District Commissioner and area citizens. A deferral to the December 13, 2004, Planning Commission meeting would require the submission of any revisions no later than October 18, 2004. If this deadline cannot be met, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (6/15/04):

At the request of the applicant, the Commission deferred this case to their September 21, 2004, public hearing.

Staff (6/16/04):

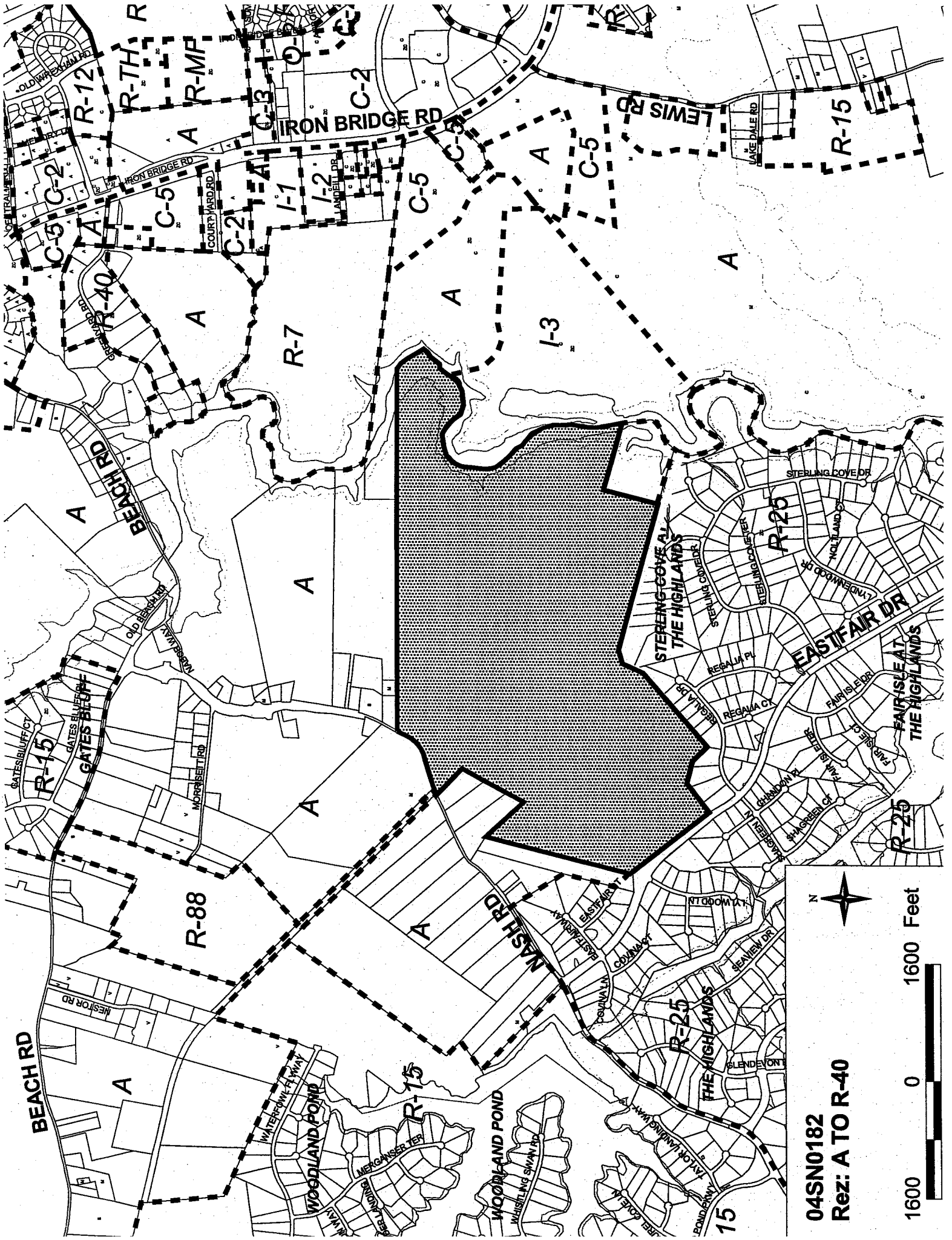
The applicant was advised in writing that any significant new or revised information must be submitted no later than July 19, 2004, for consideration at the Commission's September 21, 2004, public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (6/25/04):

The \$250.00 deferral fee was paid.

Staff (9/1/04):

No new or revised information has been received.



1600 0 1600 Feet

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Rez: A TO R-40